

COMMERCIAL RETAIL/OFFICE BUILDING

**BERKSHIRE
HATHAWAY**
HOMESERVICES | FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION

8106 U.S. HWY 19, PORT RICHEY, FL 34668



FOR SALE \$649,000

This prime commercial retail/office building, situated on a highly visible corner lot with frontage on US Highway 19 and Pasco Way, offers an excellent opportunity for businesses seeking maximum exposure. The 2,160 square feet of versatile space is fully furnished, equipped with both an interior and exterior security system, and is move-in ready, making it ideal for retail operations or professional offices. The property features an on-site billboard sign, as well as a paved parking lot to accommodate customers and staff.

DEWEY MITCHELL

727.451.7696

BROKER/OWNER

dmitchell@bhhsflpg.com

DREW GILMORE

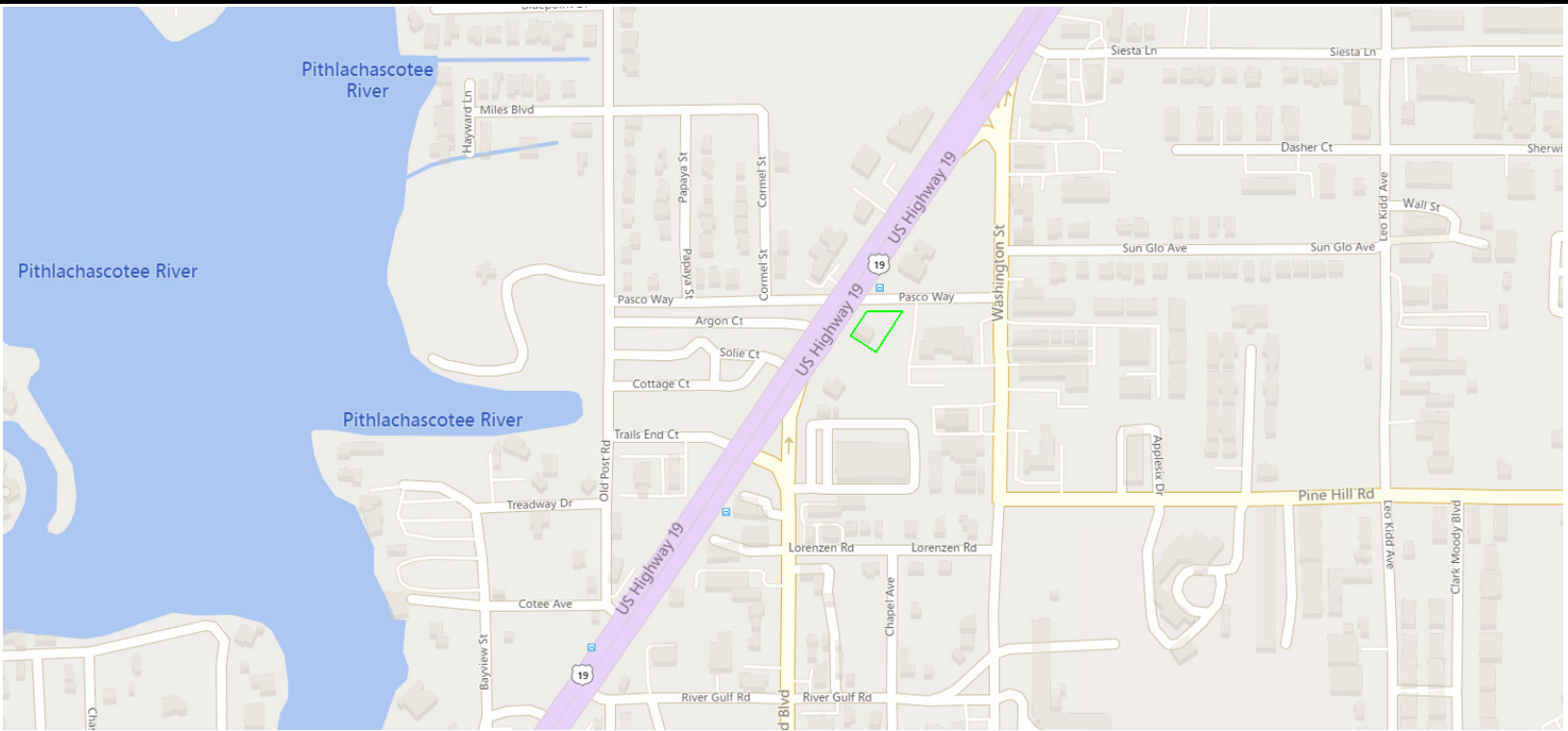
727.992.3056

COMMERCIAL ADVISOR

dgilmore@bhhsflpg.com

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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

138,270

Population

48.9

Median Age



Average Household Size

\$45,292

Median Household Income

ANNUAL HOUSEHOLD SPENDING



\$1,423
Apparel & Services



\$159
Computers & Hardware



\$2,379
Eating Out



\$4,716
Groceries



\$5,321
Health Care

INCOME



\$45,292

Median Household Income



\$30,341

Per Capita Income



\$128,712

Median Net Worth

EMPLOYMENT



54.8%

White Collar



24.4%

Blue Collar



20.8%

Services

4.7%

Unemployment Rate